

Trinity FAQ 2023

What are the Trinity Apartments?

Trinity Apartments are 202 new residences or rental homes in Missoula, Montana. They comprise 100 workforce rental homes called Maple Street Flats, 30 Permanent Supportive Housing (PSH) apartments called Blue Heron Place, and a Navigation Center on Mullan Road. Trinity also includes another 72 workforce homes called Westside Place on Cooley Street.

Who is developing these rental homes, and who owns them?

Homeword, Missoula Housing Authority (MHA), and BlueLine Development collaborated to create these rental homes. After completion of construction, MHA and Homeword will own them, and MHA will serve as the property manager.

Where are they located?

Mullan Road

The Navigation Center and 130 apartments are located at 2200 Mullan Road on land donated by Missoula County, adjacent to the detention center and near essential public services. Maple Street Flats is the name for the 100 workforce homes at this location. The other 30 apartments make up Blue Heron Place, Permanent Supportive Housing (PSH) with rental assistance for Missoula's long-term unhoused neighbors.

Cooley Street

Named for Missoula's Westside neighborhood in which they are located, Westside Place is made up of 72 rental homes located at 1600 Cooley in Missoula's Westside neighborhood on a city block where a manufactured home park once stood. Westside Place is surrounded by multi-family rentals and multi-dwelling-owned homes, neighborhood commercial, manufactured homes, and single-family homes.

How much will residents pay in rent?

Please note that these income limits use 2021 data. New information will be provided following the release of HUD 2023 income limits on May 15.

Maple Street Flats are for Missoula-area workforce apartments for people living below 70% of the area median income (AMI), which is below \$44,000 annually for a family of two. They include 70 one-bedroom homes, 23 two-bedroom homes, five three-bedroom, and two four-bedroom homes.

Westside Place is also Missoula-area workforce housing. They are for people living between 50% to 70% AMI and include 38 two-bedroom homes (765 square feet each), 18 three-bedroom (approximately 955 square feet each), and four four-bedroom (approximately 1,305 square feet each). Westside Place also has 12 three-bedroom row homes with garages (approximately 1,500 square feet each).

One person living at 50% AMI is \$26,350, or \$12.70 per hour. Six people living at 70% AMI is a yearly income of \$61,110, or \$29 per hour. Rents are priced according to set income targets and household size. Generally, a two-bedroom rent will range from \$740 to \$1,000.

Blue Heron Place is 30 one-bedroom apartments with rental assistance. Residents pay one-third of their income toward their housing costs. Twenty of the 30 PSH apartments are set aside for those living on 0% to 30% AMI, and 10 PSH apartments are for people living at up to 50% AMI.

How is workforce housing defined?

Workforce housing is a localized description because it depends on the local real estate market and the availability of homes to all types of workers. Generally, it is defined as homes affordable to households earning between 60 and 120% of the area median income. Workforce homes are for middle-income workers, which includes professions such as teachers, health care workers, retail workers, public safety officers, etc. Intentional strategies to build workforce homes have become more of a priority as incomes have lagged rising costs of living and homes middle-income workers can afford are becoming more and more scarce.

What is Permanent Supportive Housing?

Permanent Supportive Housing combines the acquisition or construction of small apartments residents can afford to live in with intensive case management and supportive services.

According to the [National Alliance to End Homelessness](#), the supportive housing model is an evidence-based program that has been refined into standard practices over the past 20+ years.

It is the single best, proven solution for ending chronic homelessness, a situation where someone is experiencing long-term houselessness and has one or more disabilities.

Studies have shown that supportive homes help those who have experienced chronic houselessness achieve long-term home stability and improve their health and well-being.

Nationwide, investments in supportive housing models have decreased chronic houselessness by 30% since 2007. They reduce the use of publicly funded crisis services, including jail, hospitalizations, and emergency departments. A person living in chronic houselessness costs the taxpayer an average of nearly \$36,000 per year. Costs on average are reduced by 49.5% when they live in supportive housing.

Residents at Blue Heron Place will benefit from wrap-around services that help them be successful in keeping their apartments.

What is a Navigation Center?

The community Navigation Center aims to provide low-threshold, high-service programs for people experiencing chronic houselessness, people re-entering our community from the criminal justice system, and other members of the community. It is capable of being open 24 hours a day to meet community needs and to support law enforcement, local hospitals and emergency responders answering calls for service related to homelessness, and addiction to ensure better individual and community outcomes.

The Navigation Center will include services such as life skills training (income management, job training, medication management), case management, medical care via an onsite clinic, prison/jail re-entry support, mental health, substance use and behavioral health support, and food security.

Experts consider Navigation centers best practice in serving people living unsheltered or in encampments. They are proven to get people off the street and on a pathway to a safe, healthy home

and stability. The Navigation Center is a critical part of the solution in Missoula's Homelessness Crisis Response System.

Blue Heron Place and the Navigation Center will *not* be a community crisis stabilization center. A stabilization center is a location at which emergency responders will bring someone when they are having a mental health crisis. That type of service will continue to be provided by Missoula emergency departments and Western Montana Mental Health.

What will these homes accomplish for our community?

These 202 new rental homes meet goals identified in several publicly informed and adopted policies, including the City of Missoula Consolidated Plan for HUD Funded Programs, the Missoula City housing policy titled "A Place to Call Home," Reaching Home: Missoula's 10-Year Plan to End Homelessness, , and the Missoula County Jail Diversion Master Plan.

Does building these apartments mean more people experiencing homelessness will move to Missoula?

Many families categorized as "out of town" are native Montanans who have lost their homes in neighboring communities and are merely seeking temporary homes in or near their hometown. The real increase in houselessness comes from the lack of affordable housing and few resources for people to move out of shelters and into permanent homes.

How were these new rentals funded?

Tax credits, grants, land donations, and local organizations and municipalities helped fund the construction of these rental homes. The logos below represent companies, groups, and organizations that have come together to provide apartments local families can afford.

When will construction be complete?

Construction started in May 2021. We completed thirty homes at Westside Place at 1645 Cooley St. in January 2023. Another thirty Westside Place homes at 1660 Stoddard and six Westside Place homes at 1325 Cowper were completed in March 2023. The rest of the estimated construction completion dates are as follows:

- 6 Westside Place homes at 1370 Burns – April 15, 2023
- 100 Maple Street Flats homes on Mullan – April 30, 2023
- 30 Blue Heron Place permanent supportive homes on Mullan – April 30, 2023
- Navigation Center – May 31, 2023.

Learn more at <https://homeword.org/trinity>.